

Mechanical

Type: Mechanical

Subtype: Non-Residential

Revised: 01.2025

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100,
Tukwila, WA 98188

www.tukwilawa.gov/departments/permit-center/



Mechanical Non-Residential

This applies to Commercial projects. Please see [Permit Exemptions 2021 Code](#) for permitting requirements. The materials listed below must be submitted at the time of your application. Please ensure your files conform to City of Tukwila's electronic [Document Standards](#) prior to upload. Files that do not meet these requirements will result in the application being deemed incomplete. Please see linked documents for a more detailed description.

NOTE: All files must be PDF

Resources:

- [Construction Portal & Fees](#)
- [Site Plan](#)
- [Cover Sheet](#)
- [Structural Plans](#)
- [Document Standards](#)
- [Contractor and Business License](#)
- [Commercial Energy Code Compliance Forms](#)

Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)

Required Documents	Attachment File Name
Washington State Department of Labor and Industries valid Contractors License	Contractor License
Current City of Tukwila Business License	Business License
Plans – Ensure current IBC/IRC codes are clearly stated.	Attachment File Name
Site Plan - Please see linked document for a more detailed description	Site Plan
Structural Plans - Prepared by a registered design professional. Structural engineer's analysis is required for new and replacement of existing roof top equipment (including commercial kitchen hoods) weighing 400 pounds and greater.	Structural Documents
Mechanical Plans- Cover Sheet Please see linked document for a more detailed description Floor plan and system layout Roof plan required to identify individual equipment and location of each installation Details and elevations- include proposed screening for roof mounted equipment, where required. Equipment schedule and specifications must be provided to show that equipment complies with the efficiency ratings and other applicable requirements of the	Mech Plan
2021 Washington State Commercial Energy Code Compliance Forms	Energy Form
Additional Information	
Stationary engine generator assemblies, the installation thereof requires a mechanical permit. The assembly must meet the requirements of UL-2200 and be listed. Installation shall meet the requirements of NFPA 37.	
Additional permits may be required	
Electrical, Mechanical, Plumbing, Fire.	
A Commercial Development Permit is required for structural work associated with the Mechanical permit.	
There may be zoning, and environmental considerations surround the project as well, please contact Planning@TukwilaWA.gov with any questions.	